

**CITY PLANNING COMMISSION  
MINUTES  
FEBRUARY 9, 2016**

**1. CALL TO ORDER** – Holtz called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

Members Present: Blackman, DeMasi, Danielsen, Hartman, Holm, Holtz, Nelson and Rew  
Absent: Crawford, Milford and VanHouten  
Staff: Brown and Wade

**3. ADOPTION OF AGENDA**

Motion by Rew, second by Blackman to amend the agenda by moving case #SUB-16-004 to 'Other items of Interest' and adopt the agenda as amended. Motion carried by unanimous voice vote.

**4. APPROVAL – MINUTES OF JANUARY 12, 2016 MEETING**

Motion by Hartman, second by DeMasi to approve the minutes as presented. Motion carried by unanimous voice vote.

**5. PROOF OF PUBLICATION** – Brown

**6. REVIEW OF MEETING PROCEDURES** – Holtz

**7. PUBLIC HEARINGS** - *(Refer to the taped recording of these proceedings for official verbatim minutes)*

- A. CASE #ZC-16-004 and CASE #SUB-16-002: Combined public hearing on the request of the City of Council Bluffs for the approval of a subdivision to be known as River's Edge Subdivision, Replat Two, being a replat of Blocks 2, 3 and 5, River's Edge Subdivision and to rezone said property from R-3/Low Density Multi-Family Residential District and A-2/Parks, Estates, and Agricultural District to R-4/High Density Multi-Family Residential District and to append a PR/Planned Residential Overlay over the same. Location: Generally located between North 39<sup>th</sup> and 41<sup>st</sup> Streets south of Avenue B.

Brown presented the request(s).

The Commission discussed the request(s).

Motion by Rew, second by Holm to recommend approval of a subdivision to be known as River's Edge Subdivision, Replat Two, being a replat of Blocks 2, 3 and 5, River's Edge Subdivision and to rezone said property from R-3/Low Density Multi-Family Residential District and A-2/Parks, Estates, and Agricultural District to R-4/High Density Multi-Family Residential District and to append a PR/Planned Residential Overlay over the same.

VOTE: AYE – Blackman, Danielsen, DeMasi, Hartman, Holm, Holtz, Nelson and Rew. NAY –None. ABSTAIN – None. ABSENT – Crawford, Milford and VanHouten. Motion carried.

**8. OTHER BUSINESS** *(Refer to the taped recording of these proceedings for the official verbatim minutes)*

- A. City Council update – Wade provided an update of City Council actions relative to recent planning cases to the Commission.

B. Other items of Interest

CASE #SUB-16-004: Public hearing on the request of the City of Council Bluffs for final plat approval of a four lot subdivision to be known as Hotel Plaza at the M.A.C., Replat One, being a replat of Lot 1, Hotel Plaza at the M.A.C. Location: South of 24<sup>th</sup> Avenue, near 1 Arena Way.

Brown explained that the proposed plat is intended to create two lots for future sale by the City for the Fieldhouse and hotel projects previously reviewed on a planned commercial development plan. The balance (remainder) of the property will be platted into lots and will describe 'Arena Way' in an outlot. Brown said that minor changes are expected to the plat following City Council review.

**9. ADJOURNMENT** – Holtz adjourned the meeting at 6:20 P.M.

*The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.*